



**MINUTES SPECIAL
COUNCIL MEETING**

Tuesday, September 4, 2018 – 7:00 pm
Police and Courts Building, 100 West Main Street
Royse City, Texas

* Prior to the Special Council Meeting, at 6:00 pm a quorum of Council Members may or may not attend a social gathering. No
* action of the City Council will take place at this gathering. Council Chambers will be open to the public.
* No action was taken

A. CALL TO ORDER 7:00 PM BY MAYOR NICHOL

Announce the presence of a quorum.

Members Present: Mayor, Janet Nichol
Council Member Place 1, Charles Houk
Mayor Pro Tem, Council Member Place 2, Clay Ellis
Council Member Place 4, Matt Wheatley
Council Member Place 5, James Branch
Council Member, Place 6, Tom Crowley

Member Absent: Council Member Place 3, Bruce Bradley

Staff Present: City Manager, Carl Alsabrook
City Attorney, Jason Day
City Secretary, Deborah Sorensen
Director of Finance, Shannon Raymond
Fire Chief, Rickey Bell
Fire Marshall, Tanner Dietz
Executive Director of Community Development Corp., Larry Lott

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Pro Tem Ellis gave invocation and led the Pledge of Allegiance.

C. RECESS CITY COUNCIL MEETING AT 7:01 PM

D. PUBLIC HEARING

1. Take testimony concerning the proposed tax rate of \$0.6215 per \$100 value for fiscal year 2018-2019.

No one spoke for or against.

Mayor Nichol announced the tax rate is scheduled to be adopted Tuesday, September 11th.

2. Take testimony concerning the Fiscal Year 2018-2019 Budget

No one spoke for or against.

E. CLOSE PUBLIC HEARING AT 7:02 PM

F. RECONVENE CITY COUNCIL MEETING AT 7:02 PM

G. BUSINESS

1. Discussion and presentation by Mary Petty, P3Works, LLC regarding basic Public Improvement District concepts as they exist in the State of Texas, and matters related thereto.

Mary Petty gave a presentation regarding Public Improvement Districts (PID). PID is covered by Chapter 372 of the Texas Local Government Code. Ms. Petty gave a broad overview of what a PID is and how it can be used.

2. Discussion concerning proposed FY 2018-2019 Budget, and any matters related thereto.

Carl Alsabrook stated that per our charter, the budget has to be approved at the next City Council meeting. Council Member Houk expressed concern about taking a quarter million out of the fund balance to balance the budget. He is also concerned about spending so much on the fire department with other departments going down on their budget. He is probably not in favor of the budget. Council Member Branch asked why some of the departments are going down in the budget. Shannon Raymond explained that there were a lot of one-time costs in various departments. Council Member Branch asked if there is ever a good time to put on firemen. Council Member Houk responded that there is a time, but our streets aren't perfect, we complain about parks all of the time and the developers have complained about the turnaround time on paperwork. Right now is not the time. Council Member Branch stated we need some paid firemen and we have a duty to our citizens. Mayor Pro Tem Ellis feels that this is very important to the community. Council Member Branch feels that we have to start somewhere. Mayor Nichol asked if everyone was ok with the budget. Council Member Crowley, Council Member Wheatley, and Mayor Pro Tem Ellis stated that they were ok with the budget. Council Member Branch said he is good but Council Member Houk made valid arguments and he wants to think about the budget. Mayor Nichol said she was fine with the budget. Council Member Crowley asked Mayor Pro Tem Ellis about commercial insurance rate. Mayor Pro Tem Ellis stated it is based on fire rating. We currently have a 3 rating. We really need some paid firemen to help reduce the rating. Council Member Branch stated this is a commitment to building the fire department. Once we do it, there's no turning back.

3. Consider and act concerning condemnation of sewer line easement located on Elm Street between the railroad tracks and Main Street on the west side, and any matters related thereto.

Jason Day reported this is for the sewer line at Elm Street near Main Street. This is to allow them to connect to a sewer line that is behind their property. According to our Public Works Director, this is the most logical and feasible way to connect to the sewer. This is the first step in condemnation. If approved, then the Landowner's Bill of Rights will be mailed to the property owner. Staff will begin negotiations with the property owner based upon the appraisal. If we are unable to reach an agreement, then we will file condemnation action in the District Court. Council Member Branch confirmed that the property owner has been uncooperative.

Mayor Pro Tem Ellis made a motion to move forward with the condemnation. Council Member Crowley seconded the motion. **Motion passed 6-0.**

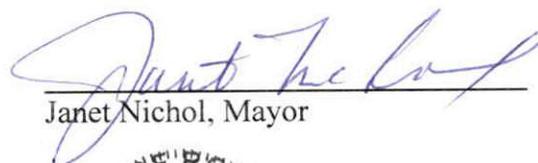
H. FUTURE AGENDA ITEMS

1. Consider and/or action to determine and direct City Staff in scheduling topics for discussion at future City Council Meetings, and any matters related thereto.

None

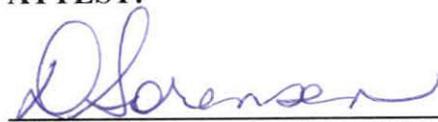
I. ADJOURN AT 7:59 PM

Mayor Pro Tem Ellis made a motion to adjourn the meeting. Council Member Branch seconded the motion. **Motion passed 6-0.**



Janet Nichol, Mayor

ATTEST:



Deborah Sorensen, TRMC, CMC, City Secretary

